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**From:** Lorraine Wootton <lorraine.w@iinet.net.au>  
**Sent:** Thursday, 1 September 2022 5:40 PM  
**To:** Planning  
**Subject:** George Town Planning Scheme - Local Provision Schedule  
**Attachments:** SUBMISSION TO GEORGE TOWN PLANNING SCHEME - LOCAL PROVISIONS Aug 2022.doc

**Please find my response to the GT Planning Scheme – Local Provisions attached.**

**Lorraine Wootton, 310 Low Head Rd, Low Head.**

## **Local Heritage Code / Schedule / Heritage Overlay**

**I am very concerned that there appears to be no Heritage Code / Schedule or Heritage Overlay in the Local Provisions of the George Town Planning Scheme.**

George Town was built from 1815 onwards (initially by convicts) on the site where the first Europeans arrived in Northern Van Diemen's Land and made their initial camp for a few months.

Low Head is home to the nation's third lighthouse (1833) on the earlier signal station, the oldest continuously operating Pilot Station (from 1805) and the first Telegraph Cables to the mainland around 1859. A Signalling/Semaphore System also operated from Low Head, Mount George, Mt Direction to Windmill Hill in Launceston from mid 1830s.

Lefroy was a thriving gold mining town - the centre of a much larger mining area from the 1870s and the coastal villages as well as Hillwood/Mount Direction areas also have early 'history'.

**All of these places have some infrastructure remaining both above and below the surfaces that should be preserved and protected from indiscriminate development by a Heritage Code and/or Overlay.**

We keep hearing George Town, quite erroneously, referred to as "Australia's Oldest Town" or "Third Oldest Settlement", but while neither is correct, it IS one of the oldest European Settlements in Australia and the oldest in northern Tasmania and **both George Town and Low Head are officially recognised as "Historic Towns"**. **There needs to be a proper Cultural Survey done to determine that, as there have been for other 'newer' towns like Deloraine, Longford, etc.**

Along with Mr Peter Cox, **on Thurs 28 May 2015** I attended the **Hearing held in the George Town Council Chambers, which followed submissions previously made to the George Town Interim Planning Scheme** and raised this matter. The Chairman agreed and said it would be further investigated at the 'next Hearing' which never happened!

At the public meeting introducing the idea of a new planning scheme back in 2008-9?, then Mayor Doug Burt said *'we must get the historical society to identify all the areas of heritage significance!'* Partly because that never eventuated, we had the lengthy debacle of Regent Square which now has a development that no-one thought was possible on a large part of what was supposed to be an "open space" which has largely disappeared before our eyes!

**The GT Draft Interim Planning Scheme to which our original submissions were made in 2013 did include a Heritage Code, but it was removed from the version that came to Council to vote on, even though the Snr Council Planner who reviewed the submissions agreed that it should be included in line with other councils in the region.**

**From GTC website: George Town Draft Interim Planning Scheme 2013**

### **14. PLANNING SCHEME PROVISIONS**

The draft planning scheme is in accordance with the State planning template and includes the following zones and schedules.

#### **14.2 Schedules**

##### **14.2.5 Heritage**

This schedule ensured development does not adversely impact on places of natural, Aboriginal and cultural heritage significance.

**Because of George Town's very early history, much of its heritage fabric has not been preserved and in view of recent heritage issues, it is imperative that a heritage code or overlay is included to protect what is left of its historic European past as well as its much older Aboriginal history.**

**Low Head - Low Density Residential** - traditionally/historically this been considered an area of 'low density', mostly 'ribbon development' along Low Head Road and the few short roads that lead off it. Community consultations held in the past show that residents wished to keep the character of the seaside settlement 'low density' without all the suburban infrastructure such as kerb and guttering.

The heritage and character of the area should be considered and the 'Low Density' zone seems more appropriate.

I believe the excerpt below indicates a need for a Heritage Code and Heritage Overlay on the Planning Scheme.

**Lorraine Wootton, Low Head.**

**The Local Historic Heritage Code in the Tasmanian Planning Scheme (TPS)** provides a single statewide code for regulation and protection of heritage significance, in a clear, consistent way which provides certainty for all Tasmanians. The code provides certainty in regulating development which may impact on the values, features and characteristics of places and precincts of recognised local heritage significance.

**The Local Historic Heritage Code applies to:**

- historic landscape precincts;
- heritage precincts;
- local heritage places;
- significant trees.
- places or precincts of archaeological potential;

and code provides each planning authority with the flexibility to populate the respective place and precinct lists and apply the overlay maps in their relevant Local Provisions Schedule, which forms part of the TPS.

Aligning with the current approach in planning schemes, each planning authority will be responsible for identifying places and precincts suitable for listing, many of which can be transferred from existing planning schemes.

**This approach maintains local government's important role in identifying heritage values, features and characteristics of local significance.**

The code does not apply to a registered place entered on the Tasmanian Heritage Register (THR).

This approach removes duplication of decision making and the potential for conflicting decisions from the Tasmanian Heritage Council and planning authorities dealing with the same issue.

While a THR registered place may be located within a heritage precinct or historic landscape precinct under the Code, it cannot be assessed under the Code's controls.

The Code's precinct controls only apply to land within the precinct that is not part of a THR listing.

If a site is listed as a local heritage place and also within a precinct under the Code, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

The code also does not apply to use, only development. This approach is consistent with the operation of existing ... ..